



149 St. Matthew's Gardens, Cambridge, CB1 2PS
£2,200



rah.co.uk
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A MODERN FOUR STOREY, THREE-BEDROOM TOWNHOUSE, LOCATED IN PETERSFIELD OCCUPYING A CENTRAL POSITION WITHIN THIS POPULAR DEVELOPMENT, PERFECTLY PLACED FOR THE CITY CENTRE, MILL ROAD AND CAMBRIDGE STATION. THIS SPACIOUS FAMILY HOME FEEDS INTO ST MATTHEW'S PRIMARY SCHOOL AND PARKSIDE COMMUNITY COLLEGE.

• Four storey townhouse • 3 beds, 2.5 baths, 3 reception rooms • 1322.1 sqft / 122.8 sqm • Plot size - approx 0.02 acres • Built in 2004 • Gas-fired heating to radiators • Allocated parking in undercroft parking area • EPC - C / 77

Parking

Allocated secure underground parking spot close to the house with security key fob.

White Goods

Washing Machine/Dryer, Fridge, Freezer, Dish Washer

Utilities, Bills and Payments

All utilities to be arranged and paid for by Tenants, including but not limited to Council Tax, Gas, Electricity, Water, Broadband, Television and TV Licence.

Supply

Electricity Supply: Mains

Water Supply: Mains

Heating Supply: Gas Mains

Sewerage Supply: Mains

Mobile Coverage

Mobile provider EE, Three, O2 and Vodafone are likely to have good coverage for voice and data. Please refer to Ofcom for guidance on mobile availability in the area.

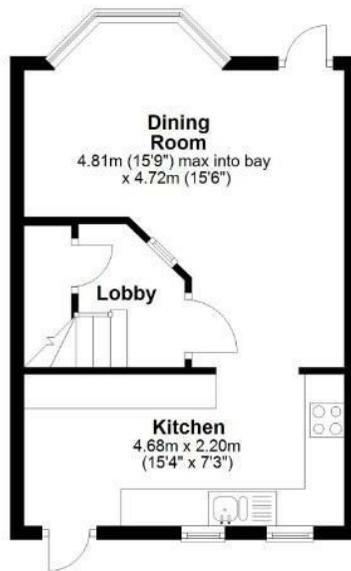
Broadband

Fibre to premises/Ultrafast (FTTP) AND OR Fibre to cabinet/Superfast (FTTC) AND OR Standard/Copper (ADSL) broadband is available at the property. Please refer to Ofcom to check for supply coverage and speeds.



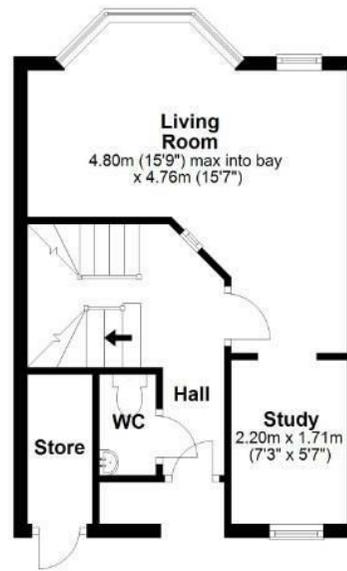
Lower Ground Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



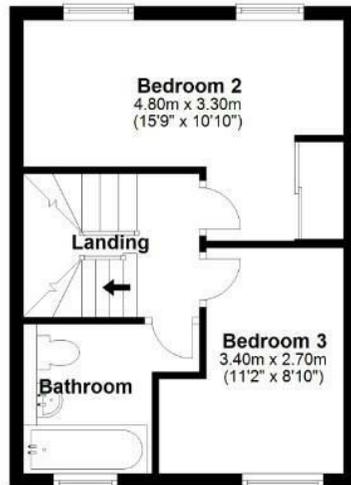
Upper Ground Floor

Approx. 29.8 sq. metres (320.4 sq. feet)



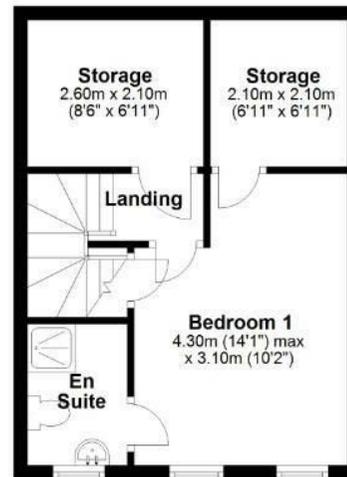
First Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



Second Floor

Approx. 30.4 sq. metres (327.5 sq. feet)



Total area: approx. 122.8 sq. metres (1322.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C		77	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

